

EXHIBIT E

DESCRIPTION OF CITY IMPROVEMENTS AND DISCRETE COMPONENTS

<u>City Improvement</u>	<u>Discrete Component</u> ¹
Stonebridge Parkway Phase 1(Montecito) (From Pomerado Road to Westerly limits of Sycamore Estates VTM limits)	<ul style="list-style-type: none"> a. Design, engineering, permitting, right-of-way acquisition. b. Grading, storm drain and erosion control. c. Sewer and water improvements (other than final lift). Includes Domestic Water Main. d. Dry utilities, paving (other than final asphalt cap), curb, gutter, sidewalks, lighting. e. Landscaping. f. Traffic signals. g. Final lift, asphalt cap and other final completion items.
Stonebridge Parkway Phase 2 (Phase 1 of Sycamore) (Eastern border of the Montecito project to the border of Sycamore Phase I)	<ul style="list-style-type: none"> a. Design, engineering, permitting, right-of-way acquisition. b. Grading, storm drain and erosion control. c. Sewer and water improvements (other than final lift). Includes Domestic Water Main. d. Dry utilities, paving (other than final asphalt cap), curb, gutter, sidewalks, lighting. e. Landscaping. f. Traffic signals. g. Final lift, asphalt cap and other final completion items.
Stonebridge Parkway Phase 3 (Phase 2 of Sycamore) (Eastern border of the Sycamore Phase I project to the westernmost border of Sycamore Phase II project)	<ul style="list-style-type: none"> a. Design, engineering, permitting, right-of-way acquisition. b. Grading, storm drain and erosion control. c. Sewer and water improvements (other than final lift). Includes Domestic Water Main. d. Dry utilities, paving (other than final asphalt cap), curb, gutter, sidewalks, lighting. e. Landscaping. f. Traffic signals. g. Final lift, asphalt cap and other final completion items.
Secondary Fire Access Road – Phase I (Beeler Canyon Road from Project Boundary to Phase I Boundary)	[Same Discrete Components as Stonebridge Parkway Phase I]
Secondary Fire Access Road – Phase II (Western	[Same Discrete Components as

City Improvement	Discrete Component¹
boundary of Phase II to Unit 11 boundary)	Stonebridge Parkway Phase I]
<u>Secondary Fire Access Road – Phase III</u> (From Beeler Canyon Road to Unit 1 boundary)	[Same Discrete Components as Stonebridge Parkway Phase I]
<u>Secondary Fire Access Road – Phase IV</u> (From Intersection of Green Valley Court to Stonebridge Parkway) (<i>Old Creek Road</i>)	[Same Discrete Components as Stonebridge Parkway Phase I]
<u>Pomerado Road/Stonebridge Parkway Intersection Improvements</u>	[Same Discrete Components as Stonebridge Parkway Phase I]
<u>Spring Canyon Road</u> (From Elderwood Lane to Scripps Ranch Boulevard)	[Same Discrete Components as Stonebridge Parkway Phase I]
<u>Neighborhood Park Adjacent to School Site</u> (8.0 net usable acre park)	a. Acquisition of Park site b. Design, engineering, permitting c. Park improvements
<u>Neighborhood Park No. 2</u> (6.0 net usable acre park)	a. Acquisition of Park site b. Design, engineering, permitting c. Park improvements
<u>Sewer Mains Upstream of Pump Station – Montecito</u> (Sewer Main in Beeler Canyon Road from City of Poway limits to Montecito project limits)	a. Design, engineering, permitting b. Construction of Sewer Mains
<u>Sewer Pump Station and Downstream Pipelines</u> (Outfall sewer to serve entire Rancho Encantada Precise Plan area)	a. Design, engineering, permitting b. Construction of Pump Station and Pipelines
<u>Water Reservoir – Sycamore Phase II</u> (1.6 million gallon reservoir)	a. Design, engineering, permitting b. Construction of reservoir
<u>MHPA</u> (City of San Diego Fees)	a. Fees paid to City of San Diego
<u>Water Pump Station – Sycamore Phase I</u> (to serve the 1135 pressure zone)	a. Design, engineering, permitting b. Construction of water pump station
<u>Water Pump Station – Sycamore Phase II</u> (to serve the 1250 pressure zone)	a. Design, engineering, permitting b. Construction of water pump station
<u>Interstate BIG 15 Payment</u> (Payment to Caltrans for I-15 Improvements)	a. Fees paid to Caltrans

1. Each lettered description of work items constitutes a single Discrete Component of the corresponding City Improvement. Upon the completion of all work items within a Discrete Component, a Payment Request for the Actual Costs of those work items may be submitted and approved.